

**MLS # A2280396**

**Calgary, Alberta**



**\$199,000**

<b>Division:</b>	Calgary
<b>Type:</b>	Business
<b>Bus. Type:</b>	Restaurant
<b>Sale/Lease:</b>	For Lease
<b>Bldg. Name:</b>	-
<b>Bus. Name:</b>	-
<b>Size:</b>	412 sq.ft.
<b>Zoning:</b>	-

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** -

**Sewer:** -

**Lot Feat:** -

**Inclusions:** Walk-in cooler and freezer, gas, flat, and grill stove tops, deep fryer, sandwich press, drink cooler, food warmer, 3 TVs, and a POS system. Donair rotator, shawarma rotator, and commercial rice maker—ideal for high-volume service. All plates, takeout packaging, ingredients, and operating supplies are included (except personal items).

Profitable Shawarma Business in High-Traffic NE Calgary Mall! Rare opportunity to acquire a well-established, turn-key Shawarma restaurant located in one of Northeast Calgary's busiest malls. **\*\*NDA REQUIRED FOR LOCATION AND FINANCIALS\*\***. A strong 10-year lease is secured at a competitive rate, expiring 2030 with renewal opportunities. This business consistently performs well with high foot traffic and a loyal customer base. The sale includes a full suite of commercial kitchen equipment. The kitchen and dining area are meticulously maintained, and a trained team is in place and willing to stay, allowing for a smooth and immediate transition for a new owner. Call for more information